



Agenda for Meeting 09-2014

CITY OF ROCKVILLE PLANNING COMMISSION

Don Hadley, Chair

David Hill	Charles Littlefield
Anne Goodman	Dion Trahan
Jack Leiderman	John Tyner, II

Wednesday, May 14, 2014
7:00 p.m. Mayor and Council Chamber
City Hall, 111 Maryland Avenue

Andrew Gunning, Staff Liaison
Marcy Waxman, Senior Assistant City Attorney

Planning Commission Agenda and Staff Reports online:
<http://www.rockvillemd.gov/AgendaCenter/Planning-Commission-4>

I. PROJECT PLAN BRIEFING

[Project Plan Application PJT2014-00004](#), JBG/5 Choke Cherry, LLC & JBG/Market Square II, LLC c/o Kristi Smith - the applicant will brief the Planning Commission on its application proposal to amend previously approved Preliminary Development Plan PDP2004-00007; i.e., a proposal to develop the last phase of the Upper Rock District with all commercial and retail land uses in lieu of the residential uses approved under the site's current preliminary development plan. Property is located at 5 Choke Cherry Road and zoned PD-UR (Planned Development - Upper Rock). *The Commission received a briefing from the applicant on the proposed project plan amendment.*

II. RECOMMENDATION TO MAYOR AND COUNCIL

[Rockville Pike Plan](#): Final review of Planning Commission's recommended draft plan and code; followed by vote to approve the documents. *The Commission provided changes to and direction on the draft plan and code.* Attachments: [1](#) | [2](#) | [3](#) | [4](#)

III. BIKEWAY MASTER PLAN WORK SESSION

The Planning Commission received a presentation from staff on the draft Bikeway Master Plan on March 12 and heard from interested residents at a public hearing on April 9. During the work session, the Planning Commission will take this knowledge and additional public testimony into account while discussing the merits and details of the draft Bikeway Master Plan. Planner: Kevin Belanger, Transportation Planner/Bicycle and Pedestrian Coordinator, 240-314-8509.

Attachments: [A](#) | [B](#) | [C](#) | [D](#)

IV. COMMISSION ITEMS

- A.** Staff Liaison Report
- B.** Old Business
- C.** New Business - [Planning Commission 2013 Annual Report](#)
- D.** Minutes – Meeting 07-2014 dated April 9, 2014 and 08-2014 dated April 23, 2014.
- E.** FYI Correspondence

V. ADJOURN

HELPFUL INFORMATION FOR STAKEHOLDERS AND APPLICANTS

I. GENERAL ORDER OF SESSION FOR DEVELOPMENT APPLICATIONS

1. Staff presentation
2. City Board or Commission comment
3. Applicant presentation (10 min.)
4. Public comment (3 min, or 5 min for the representative of a group)
5. Planning Commission Discussion and Deliberation
6. Decision or recommendation by vote

Note: The Planning Commission may ask questions of any party at any time during the proceedings.

II. PLANNING COMMISSION BROADCAST SCHEDULE

- Watch LIVE on Comcast Cable Rockville Channel 11 and online at: www.rockvillemd.gov
- Replay on Comcast Cable Rockville Channel 11:
 - Wednesdays at 7:00 p.m. (if no live meeting)
 - Sundays at 7:00 p.m.
 - Mondays, Thursdays and Saturdays at 1:00 p.m.
 - Saturdays and Sundays at 12:00 am (midnight)

III. Video on Demand (within 48 hours of meeting) at: www.rockvillemd.gov/VideoOnDemand.

IV. FUTURE MEETING DATES

May 28, 2014
June 18, 2014
June 25, 2014
July 9, 2014

V. NEW DEVELOPMENT APPLICATIONS

For a complete list of all applications on file, visit: www.rockvillemd.gov/DevelopmentWatch. Applications filed since April 23, 2014:

STP2014-00207, 850 Nelson Street for proposed 741 sf. addition to existing child care center,
STP2014-00208, 1175 Taft Street for redevelopment of proposed EZ Storage,
STP2014-00209, 1451 Rockville Pike to add first floor retail and office space to existing office building,
STP2014-00210, 651 Great Falls Rd., to install two portable classrooms,
STP2014-00211, 951 Twinbrook Parkway, to install one portable classroom,
STP 2014-00212, 25 North Adams Street, for installation of two generators, one for each building on the parcel.

VI. ADDITIONAL INFORMATION RESOURCES

The following resources are available to anyone who would like more information about the development review process. City staff can be reached at 240-314-8200 and additional information can be found on the City's web site at: www.rockvillemd.gov/cpds

- Citizen's Guides to Development Review and Zoning
- Development Review Manual
- Planning Academy Information